

Proposed General Plan Update Goals, Policies, and Implementation Actions



Villages Urban Design

Goal UD-6: Create thriving, ~~interesting, and~~ attractive Villages and Corridors that reflect unique urban characteristics of an area and provide complete neighborhoods for residents, workers, and visitors.

Policy UD-6.1a Support intensive development and uses within Villages and Corridors, while ensuring an appropriate interface with lower-intensity development in surrounding areas.

Policy UD-6.1 Designated Villages and Corridors should not be intensified with residential development until a Village Plan has been completed. Residential development that is purely ~~ancillary incidental~~ to a primary employment use, such as penthouse residences in an office building, may be considered in advance of a Village Plan.

Policy UD-6.1b Review proposed development within a Village Area prior to approval of a Village Plan for consistency with policies pertaining to the proposed use (e.g., general Urban Design policies) but also encourage the new development to be consistent with the Urban Design Policies for Villages.

Policy UD-6.2 Identify a vision for a consistent urban design character with ~~appropriate~~ development standards, including ~~but not limited to~~ building scale, ~~relationship to the street, and,~~ setbacks, ~~and other criteria,~~ as part of the Village planning process. Accommodate all planned ~~employment~~ job and housing growth capacity within each Village and consider ~~how to accommodate~~ projected ~~employment~~ job growth demand by ~~sector~~ industry in each respective Village Plan.

Policy UD-6.3 Minor modifications to Village and Corridor boundaries ~~can~~ should be made through the Village Plan process, if these modifications ~~are made to~~ reflect existing or planned development patterns or other physical or functional characteristics of the area.

Policy UD-6.4 Incorporate a full range of uses in each Village Plan to address daily needs of residents, businesses, and visitors in the area. Consider retail, parks, school, day care, entertainment, plazas, public gathering space, ~~private community gathering facilities,~~ and other ~~neighborhood-serving~~ uses as part of the Village planning process. Encourage multi-use spaces wherever possible to increase flexibility and responsiveness to community needs over time.

Policy UD-6.5 ~~Recognize~~ Maintain and implement land use policies that are consistent with the urban nature of Village areas. Incorporate spaces for and support outdoor uses and for limited 24-hour uses, so long as the potential for significant adverse impacts do not occur is mitigated.

Policy UD-6.5a Encourage development along edges of public parks or plazas within or adjacent to Villages and Corridors to incorporate site and architectural design measures which promote access to and encourage use of the park and which minimize potentially negative shade and shadow impacts upon the park or plaza space.

Action UD-6.6 Develop a Village Plan in cooperation with nearby ~~the affected~~ communities and obtain City Council approvals of the ~~ea~~ plans prior to issuance of land use entitlements for any new residential development in Villages and Corridors other than residential uses that are ~~that is not~~ purely ~~incidental ancillary to a~~ primary employment uses.